



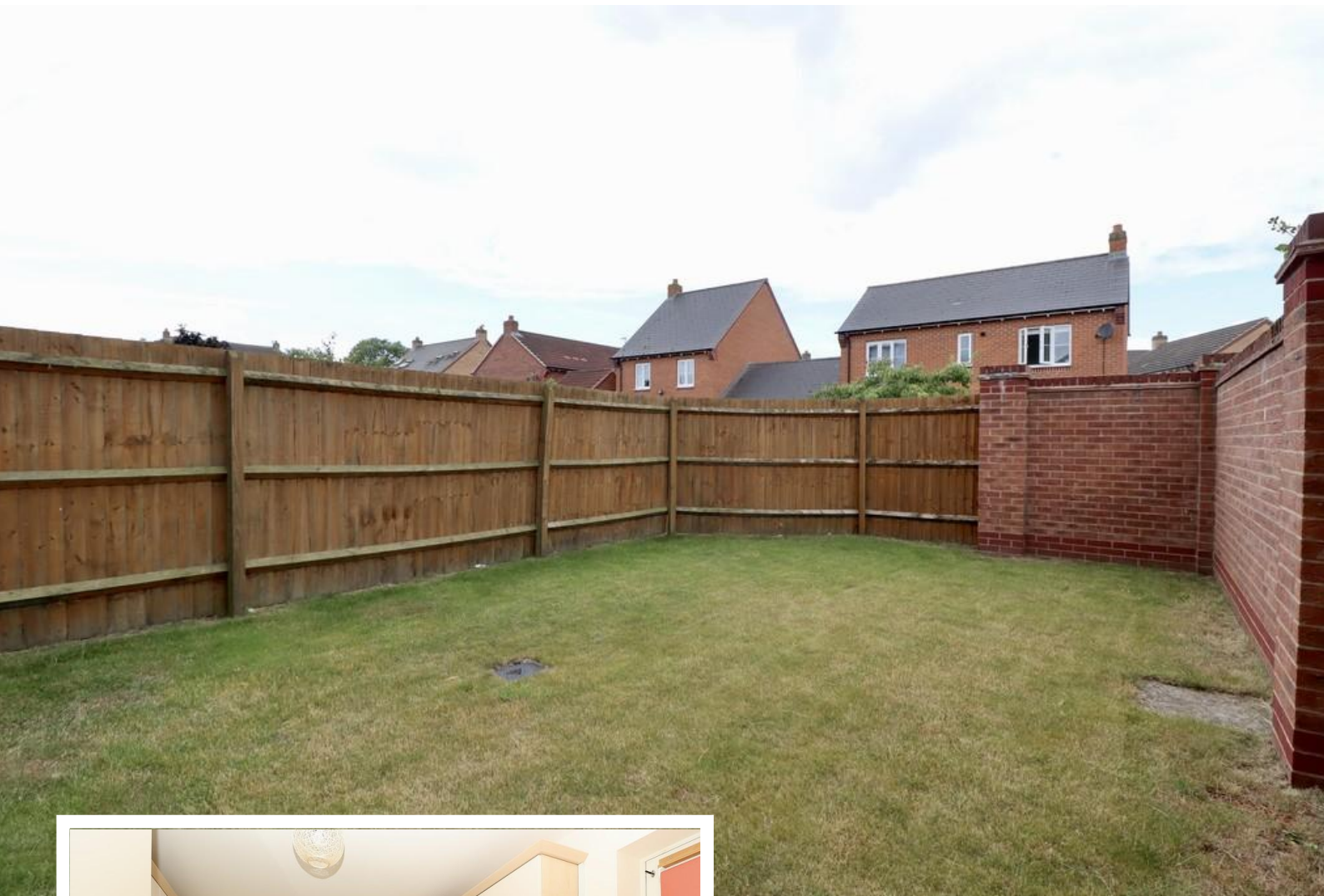
29 Leveret Chase

Witham St. Hughs, Lincoln, LN6 9GX

£239,950

A modern three bedroomed link-detached house situated in a quiet cul de sac location within this popular residential area and in walking distance to the village co-op and local primary school. Internally the property has accommodation briefly comprising of Hallway, Downstairs WC, Dining Room, Kitchen, Lounge and a First Floor Landing leading to three Bedrooms, En-suite Shower Room to Bedroom 1 and a further Shower Room. Outside there is a driveway providing off road parking and giving access to the Single Garage. To the rear of the property there is a lawned garden with a patio seating area. Viewing of the property is recommended and it is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – TBC

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Traveling south along the A46 bypass and at the halfway house roundabout turn left where signposted Witham St Hughs. At the next roundabout turn left onto Warren Lane and then right onto Leveret Chase.

LOCATION

Witham St Hughs is situated between Newark and Lincoln, both of which provide excellent shopping, bars, restaurants and leisure facilities. Local village primary schooling is available and secondary schooling is available in nearby North Hykeham. The village offers a local Co-op Store, village hall, takeaways, hairdresser, veterinary clinic and coffee bar. Lincoln, North Hykeham Newark are easily accessible via the A46.



ACCOMMODATION

HALL

With external door to the front elevation and stairs to the first floor.

LOUNGE

16' 8" x 10' 2" (5.08m x 3.1m) , with UPVC double glazed window and double doors to the side elevation and radiator.

DINING ROOM

9' 1" x 7' 10" (2.77m x 2.39m) , with UPVC double glazed window to the front elevation and radiator.

KITCHEN

13' 9" x 10' 9" (4.19m x 3.28m) , with UPVC double glazed window to the side elevation, external door to the rear elevation, tiled flooring and fitted with a range of wall, base units and drawers with work surfaces over and tiled splashbacks, integral oven, four ring ceramic hob with extractor fan over, integral fridge freezer and radiator.

W.C

4' 5" x 3' 5" (1.35m x 1.04m) , with low level WC and wash hand basin.

FIRST FLOOR LANDING

With airing cupboard and access to three bedrooms and shower room.

BEDROOM 1

13' 1" x 10' 5" (3.99m x 3.18m) , with UPVC double glazed window to the front elevation and radiator.

EN-SUITE

10' 5" x 3' 4" (3.18m x 1.02m) , with UPVC double glazed window to the side elevation, tiled flooring and suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, partly tiled walls, radiator and extractor fan.

BEDROOM 2

10' 11" x 7' 3" (3.33m x 2.21m) , with UPVC double glazed window to the side elevation and radiator.

BEDROOM 3

9' 1" x 7' 3" (2.77m x 2.21m) , with UPVC double glazed window to the front elevation and radiator.

SHOWER ROOM

7' 1" x 6' 2" (2.16m x 1.88m) , with UPVC double glazed window to the front elevation, suite to comprise of low level WC, wash hand basin and walk-in shower with panel boarding surround, partly tiled walls, radiator and extractor fan.

OUTSIDE

Outside there is a driveway providing off road parking and access to the Single Garage. To the rear of the property there is a lawned garden with a patio seating area.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

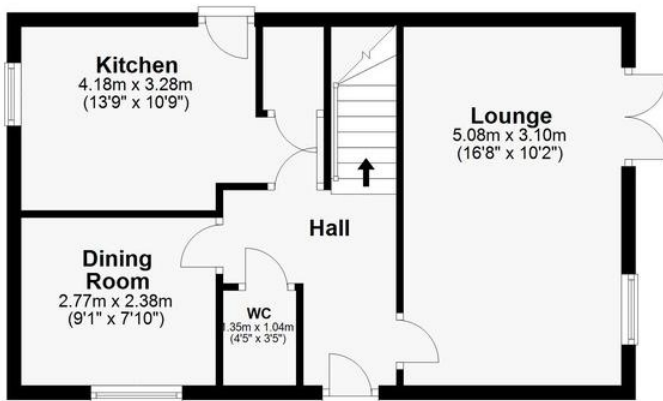
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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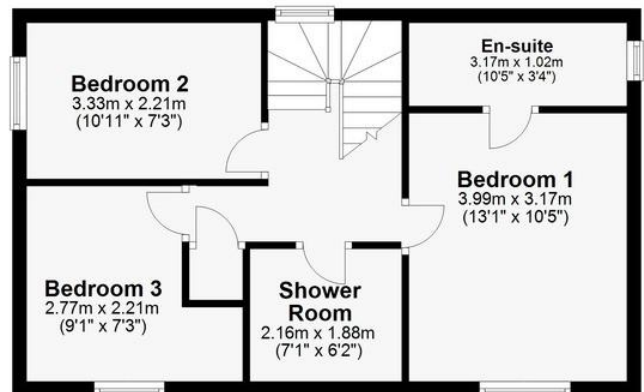
Ground Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



First Floor

Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 95.0 sq. metres (1022.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

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